

**Westdale Village BIA  
Meeting Minutes**

**Date & Time:** Wednesday, May 8, 2024 @ 6:30pm

**Join Zoom meeting:**

<https://us02web.zoom.us/j/86762153499?pwd=Si9CTmJBRU1xWXNIUGh4b053bDdvdz09>

**Meeting ID:** 867 6215 3499

**Passcode:** 499794

**Present:** David Simpson (Westdale Law), Anita Shilliday (Alterna Savings), Paul Milki (Westdale Cupcakes), Ron Gabor (HPL), Robert Crockford (Westdale Theatre), Ilona Santa (formerly Casual Gourmet), Tracy (Executive Director – recording)

**Regrets:** Councillor Maureen Wilson/Stephanie Hilson, Jordan Geertsma (Snooty Fox)

**Guests:** Mohammad (Nannaa's Eatery), Quentin (Onezo Hamilton)

- 1. Call to order. Meeting called to order at 637pm with David as Chair.**
  - Mohammad to be added soon by the City – behind with cyber attack.
  - Quentin from Onezo Hamilton is interested in joining the Board.
- 2. Approval of Agenda. Motion to approve the agenda. Moved by Paul, seconded by Anita. Carried.**
- 3. Declarations of Interest**
- 4. Approval of Minutes of Previous Meeting.**
  - **Motion to approve the minutes of April 3, 2024. Moved by Paul, seconded by Anita. Carried.**
- 5. Delegations** None.
- 6. Consent items** None.
- 7. Presentations** None.
- 8. Discussion Items:**
  - A: City of Hamilton: Councillor Maureen Wilson/Stephanie Hilson**
    - City cyber attack update. Permits behind, resubmissions needed.
    - Development updates:
      - 90 Carling St (backs on King property near Food Basics) almost complete, move in
      - McMaster residence. Demolition complete. Residence expected to be completed for September 2025. Project started. Lots of construction activity
      - 804-816 King St W (@ Paradise) 6-storey. Approved but nothing submitted to start
      - Building, moved
    - Westdale construction 2024:
      - LRT – some buildings torn down. Westdale BIA requests King 1 bus to remain through Westdale Village and request for another LRT stop needed between Longwood and Cootes.
    - EV charging station spots – signs up, working and busy
    - Support for streetscape a possibility for 2024 - \$25 000. Permanent colour of the street. Pole wraps, lighting WESTDALE sign???, spots for artistic metal bike racks. Lights across in parkettes for 2026.
    - 2 way Main Street and King Street update – changes coming in 2025/2026 with long overdue upgrades to be incorporated
    - Patio program applications open and permit fees waived – Thank you Councillor Wilson
    - Parking spot fees through SEAT approved festivals waived for 2024.
    - Tree canopy approved at Council for Westdale. Thank you Councillor Wilson. Now when trees are replaced they will be replaced with large canopy trees. Huge improvement and a return to the large trees Westdale Village once had.

- Crosswalk at King @ Paisley. The corner of King and Paisley is in discussion with horticulture at space in front of Saigon Asian. Green Venture shared project. Volunteers, plantings, rocks, grasses. Will send us a plan in fall to look at for next year.
- Extending the centre tree gardens into the King being investigated – came from public
- Garbage. Cans and recycle. Students moving out May 1<sup>st</sup> leaving excess garbage and office received complaints. Councillor worked with MSU and McMaster for students move out/garbage campaign that seem to have improved move out with much less mess.

**B: Financial Update (Anita, Tracy):**

- Bank Balances as of April 30, 2024 are: CIBC is \$4923.62 and Alterna is \$58,002.88
  - statements not yet ready, too early in month
  - most of the funds from CIBC have been transferred to Alterna.
- Keeping CIBC account open until finished with cheques and all loose ends then will close and transfer funds over to Alterna spring 2024. Need to wait until City cyber issues resolved before City EFTs deposit account can be updated and account closed.
- Funds to come: \$4520 reimbursement from City for consultant action plan + \$500 movie shoot this Friday. Grant confirmed for 4 summer students ~\$23000.00
- KPMG will start soon on 2022 – adjustments made for 2022/2023 grants expenses and revenues. Updated statements completed and submitted.
- 2023 items together to be submitted for end of month. Financials updated once adjustments received from 2022 audit. Need 2022 completed to move forward and will be a focus.
- ***Motion to receive financial update. Moved by Anita, seconded by Ron. Carried.***

**C: Westdale Theatre (Bob):**

- Special programming continues – comedy, concerts, movies, private rentals
- Increase in number of people coming to Westdale for the Theatre
- Family Movies – Westdale BIA sponsor. \$5000 for 2024 contribution appreciated.
- New ticketing system to be trailed with dinner and a movie has started. Special is on a Monday and Tuesday is a bit slower. timeline less during the week.
- Theatre and Westdale BIA doing some cross promotions
- Theatre a huge draw for Westdale Village
- Good location for special events
- Movie shoot this Friday in front of the Theatre

**D: Safety and Security (Anita, Tracy):**

- Update on ATM issues. No crime and cameras installed inside and outside.
- Crime update: none reported in BIA, a couple outside on Main St

**E: Real Estate update (Mohammad):**

- Real Estate Report from Mohammad. Emailed it out.
- Residential moving, 5 listings with 6 sold, sold about 33 days, \$792K average (lowered because if small townhouse) avg without \$871K. things coming and going, good avg prices.
- Businesses for sale: Cycle building sold \$1.427, Pizza Nova, Bean Bar, Pizzaiolo + 5 listings for sale. Galleria for sale \$4.9M
- Commercial for lease: Grass Hut 2000 sqr ft listed
- Delirious Burger may be for lease. A business is interested.
- Hot & Juicy – coming soon. Next Door café closed for renovations.
- OneZo owner and McMaster student. Connected with student organizations, aim to strengthen Westdale and McMaster community. Staff and customers are McMaster students

**F: HPL update (Ron):**

- General – status quo, basic circulation, City systems first then smaller agencies later, limited services. Servers are out so little can do.
- Donor wall not there anymore at Central library. Ron to ask.
- Events – live music, out of Central at all locations, funding from the City
- Partnership with Stratford Theatre. Teaching artists.
- Ron to connect archives for historic photos.

**G: Business updates (Tracy):**

- Next Door Café still closed temporarily to renovate
- Hot and Juicy - burger business to open very soon, needs final inspection and permit
- Retail artists shop to open sometime after renos at 948 King St, permit received.
- Former Pete and Kay location - not yet listed for lease (BIA sent inquiries)
- Drop Spot Vintage helping with events – Westdale Vintage Markets
- Only Grass Hut space is for lease (BIA sent inquiries)

**H: Community Outreach (Tracy):**

- McMaster PACCR – meeting in April. Reviewed McMaster May 1<sup>st</sup> moveout and Councillor Wilson's and City's promotion helped make it better, smoother and cleaner.
- Minister Filomena Tassi 2024 Team Hamilton Meeting about My Main Street with Hamilton MPs, Chambers, BIAs. Westdale BIA Chaired meeting – a great session.
- Thank you to those businesses and Board members who participated in the budget session with Minister Tassi.

**I: Streetscape (Tracy):**

- Ferns coming to patios this week with pansies and greens in planters until June.
- Planters and barrels moved around with patios
- Garden grasses perennials coming up well.
- Summer students helping with gardens and patios.
- Some electrical need to be fixed – electrician coming May
- Centre gardens and sprinkler maintenance by City
- Green Venture garden in front of Saigon aiming for 2025
- Pole Wraps, parkettes lights desire for colour street support.

**J: Strategy (Tracy):**

- Tourism: hiking, canoeing, kayaking, connection to hotels and visitors. Excellent FAM Tour at Westdale Theatre. Great exposure and interest in Westdale Village, patios, Room Key program, promotions, arts, events, farmers market
- Outdoor fresh, safe – shop local, eat local, support local
- Social media – services, shopping, food & drink, Mother's Day, Arts, Music
- Business Digital – session on Monday, students following up to review and assist businesses, email marketing = added
- Experiences in Westdale: dining, experiences, hiking, coffee shops, art, lighting
- Supporting food/drink/restaurants: social media, music, patios
- Awards of Excellence – congratulations to Alterna Credit Union and Weil's of Westdale
- Doors open and Jane's Walk went well on weekend SAT ~ 50, SUN ~20 participants

- **EVENTS 2024:**  
**Mother's Day** – this weekend with flowers  
**Westdale Live!** Live music June – October 6  
**Westdale Arts Week** – June 5- 14 anything art as part of Hamilton Arts Week  
**Westdale Farmers Market** JUNE 18 – OCT 8 TUESDAYS 4-7pm  
**ArtsFEST** - June 21-23  
**ArtsWEST** - August 9-11  
**Welcome back students vintage night market** - September 15 (SUN)  
**Westdale Culture Days** - A Village in the City, September – Tracy to sign up Westdale Village  
**OktoberWEST** – October 4-6  
**Spooky WEST** – October 27  
**Winter Wander** - Nov 29 - Dec1
- **PATIOS** return for 2024. Set up with plants coming.  
 Need for some tables (cost ~ \$2300) + umbrellas and planters (cost ~ \$2200).  
 Request for up to \$4500 for tables, umbrellas, planters. Agreement  
**Motion up to \$4500 for tables and umbrellas and planters. Moved by Paul, seconded by Anita. Carried.**

***Motion to approve and receive discussion item. Moved by Ilona, seconded by Ron, Carried.***

**9. Notice of Motions** None.

**10. Motions** None.

**11. General Information/Other Business.**

Addition of Quentin Wang to the Westdale Village BIA Board of Directors.

***Motion to approve Quentin Wang from Onezo Hamilton as a Director on the Westdale Village BIA Board. Moved by Anita, seconded by Paul. Carried.***

**12. Adjournment.**

Next meeting JUN 12 @ 630pm

(2<sup>nd</sup> Wednesday of the month)

2024 schedule: all meetings at 630pm

JUN 12, JUL 10, SEP 11, OCT 9, NOV 13, DEC 11

NO AUGUST MEETING, NOV 13 is AGM

***Motion to adjourn. Moved by Ron. Carried.***

Meeting adjourned at 737pm.